

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

August 4, 2003

Present: Robbie Rogers-Planning & Development Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Clerk's Office, Terry Neal-Attorney, Skip Lukert-Building Official, Michael Springstead-County Engineer, Barry Ginn-County Engineer, Brad Burris-Fire Services, Mike Tucker-Villages Fire Chief, Keith Hunter-Environmental Health and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes from the July 28, 2003 meeting. Mrs. Howard seconded the motion and the motion carried.

Old Business

None

New Business

Eastman Landfill – Major Development – CUP/Conceptual Site Plan Review

Bruce Eastman-Eastman Landfill manager, Anna Long-Project Attorney, Pat Kennedy-Geotechnical Designer and Jim Golden-Hartman and Associates, Inc., were present and requesting conceptual approval to develop an ELD Class I landfill site. A location map was shown reflecting the access road in Lake County to the actual site located in Sumter County. The existing property is being utilized currently for agricultural purposes and land application of residuals. The closest residence to the subject property is approximately one mile. The surrounding property uses are agricultural. There are proposed traffic improvements to C-48. The intersection will be aligned with Austin Merritt Road. The applicant has contacted Lake County's development department. The proposed use will be a municipal solid waste landfill.

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The leachate will be tested a minimum of every quarter. Methane gas will be fully treated when collected. An outline of the first phase was shown and includes 128 acres. The lowest point of excavation will be five feet above the seasonal water table. A mining permit is not needed. The facility will be 200' from the wetlands. The request is for scalehouses, gatehouses and an administration building. Stormwater management areas were discussed. The leachate will be managed in storage tanks. The conditional use request is for the entire site. The project is split into three different phases. Photos taken from surrounding areas were shown to support the request. Mr. Pat Kennedy gave a description of the liner details. A possible variance request may be needed for financial assurance. There will be berm separations from open cells. The DEP process has not been started at this time. The proposed potable wells and sanitary facilities have not been located on the plans. Specific types of accepted waste were discussed, in which no hazardous materials will be accepted. There are existing irrigation wells located on the property.

Mr. Helms moved for conceptual approval. Mr. Lukert seconded the motion and the motion carried.

Southern Trace Plaza - Memorandum of Agreement

Marty Dzuro-Grant and Dzuro and Craig Little-Attorney were present for this request for approval. The Committee members had no comments.

Mr. Helms moved to approve the memorandum of agreement as submitted. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 80 – Final Plat Review

Kelle Boyer and Bill Bowsky-Farner, Barley and Associates, Inc. were present and requesting final plat approval to develop a 207-unit subdivision. The engineer and staff comments were discussed.

Mr. Helms moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

VOS: Arlington Villas – Final Plat Review

Kelle Boyer and Bill Bowsky-Farner, Barley and Associates, Inc. were present and requesting final plat approval to develop a 72-lot subdivision. The engineer and staff comments were discussed.

Mr. Ginn moved for final plat approval, subject to a revised plat being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

VOS: Belmont Villas – Final Plat Review

Kelle Boyer and Bill Bowsky-Farner, Barley and Associates, Inc. were present and requesting final plat approval to develop a 52-lot subdivision. The engineer and staff comments were discussed. All required agency permits are needed.

Mr. Ginn moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Lukert seconded the motion and the motion carried.

The Villages: Southern Trace Plaza – Major Development – Engineering Review

Jeff Head-Farner, Barley and Associates, Inc. was present and requesting engineering approval to develop a commercial and office facility plaza. The engineering comments were discussed regarding parking lengths, ADA requirement details, inlet flooding, the tunnel located on CR 101 and the water system.

Mr. Helms moved for engineering approval, subject to revised plans addressing all comments being submitted. Mr. Springstead seconded the motion and the motion carried.

Cumberland Farms – Medium Development – Conceptual Site Plan Review

Don Sullivan, M Architectus, was present and requesting conceptual approval to construct a 1228 sf addition to an existing store. Staff and engineering comments were discussed regarding POB identification, parking requirements, septic system setbacks, restroom requirements, food area and drainfield design.

Mr. Helms moved for conceptual approval, subject to the applicant addressing the comments on a revised plan. Mr. Ginn seconded the motion and the motion carried.

Mr. Ginn excused himself at 3:15 PM.

VOS: Swainwood Villas – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 69-unit subdivision. There were no comments.

Mr. Helms moved for preliminary approval. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 85 – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 100-unit subdivision. The engineer and staff comments were discussed regarding sump note conditions, unclear boundary lines, the tracts located on lots 83, 84 and 57, the six inch main for the fire supply line, the existing block wall, the 25' turn radius and driveway connections to minor local roads.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 86 – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 96-unit subdivision. The engineering and staff comments were discussed regarding a missing drainage connection, sump condition comments, the removal of the double frontage lots note and an incorrect range on note #6.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

The next DRC meeting is scheduled for August 11, 2003.

Mr. Springstead moved to adjourn. Mr. Lukert seconded the motion and the motion carried.

The meeting adjourned at 3:25 P.M.